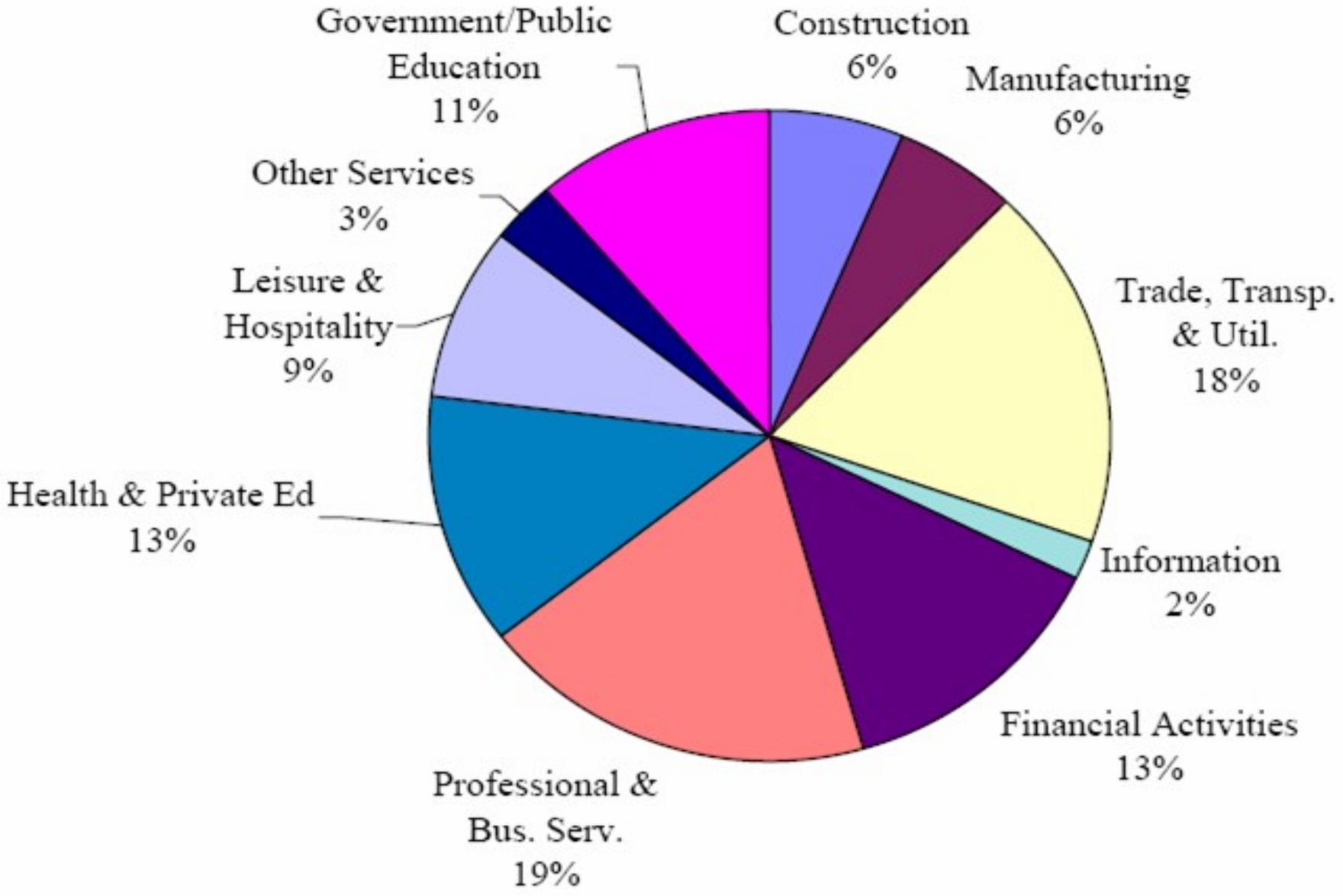
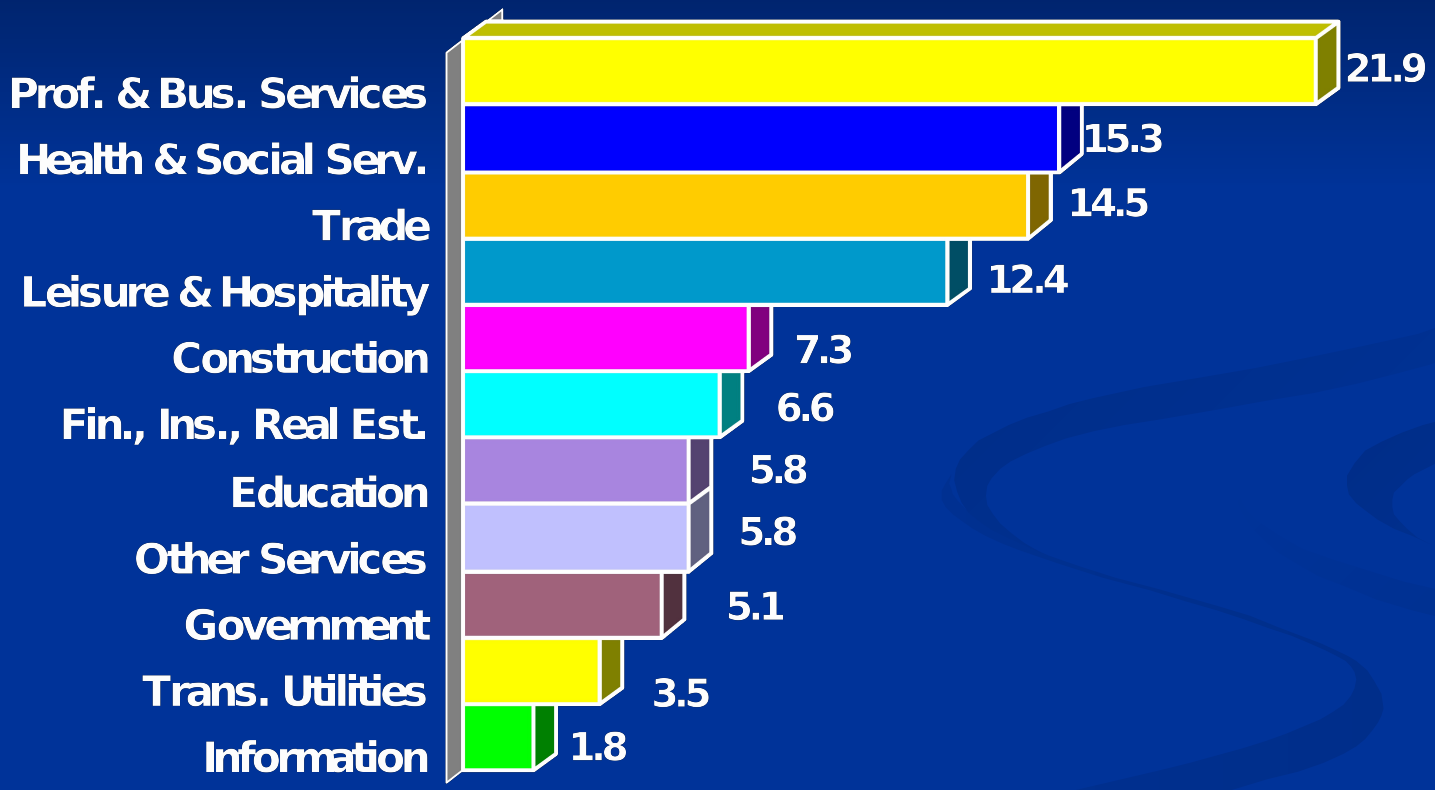
Economic Development in New Castle County

May 31, 2007

NCC Industry Mix

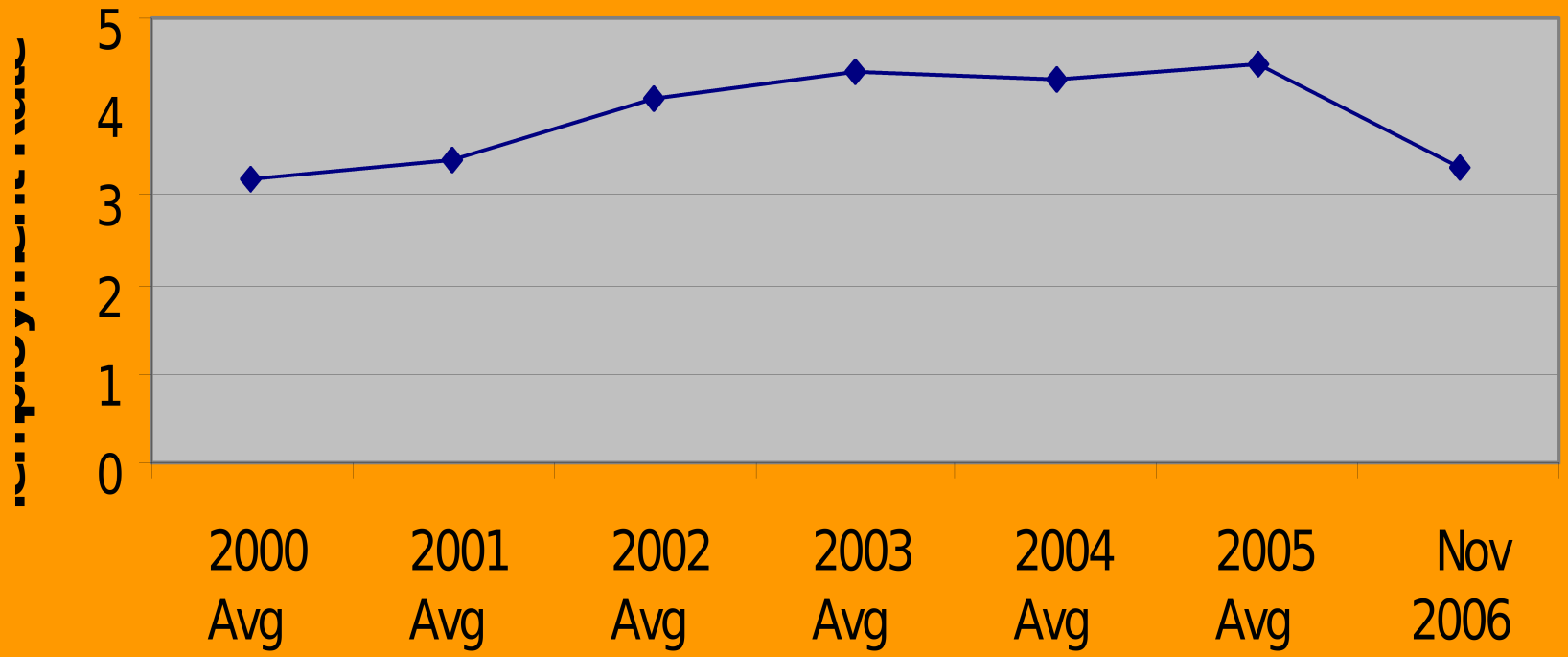


Percent of Total Job Growth by Industry, Delaware - 2002 to 2012



Source: DE Dept. of Labor

NCC Employment Statistics



Source: DE Dept. of Labor

Average Home Price Comparison
Delaware to United States
1st Quarter 2006

City	Price
Wilmington, Delaware	$ 293,900.00
Phoenix, Arizona	$ 356,809.00
Sacramento, California	$ 500,555.00
Washington, DC	$ 690,617.00
Baltimore, Maryland	$ 477,476.00
Newark, New Jersey	$ 525,255.00
Philadelphia, Pennsylvania	$ 426,583.00
Austin, Texas	$ 231,823.00

Source: ACCRA

Cost of Living Index

1st Qtr. 2006

City	Score
Wilmington, DE	103.1
Phoenix, AZ	103.8
Washington, DC	142.1
Baltimore, MD	120
Newark, NJ	134.4
New York, NY	201.2
Philadelphia, PA	124
Portland, OR	116.7

Based on 100% Composite Index Source: ACCRA

NCC Property Taxes

House/Business	County*	School**
$400,000 House	$578	$1719
House/Senior Exemption	$105	$312
Small Business	$2,888	$8590
REIT/Mall	$157,500	$468,516
	* Calculated for Unincorporated Areas	** Based on Christina School District Tax Rate

Delaware

State-Local Tax Burden Compared to U.S. Average

(2000-2006)

	Delaware		U.S. Average
	State-Local	State Rank	Average State-Local
2000	8.1%	48	10.4%
2001	7.9%	48	10.5%
2002	7.8%	49	10.3%
2003	8.0%	48	10.2%
2004	8.1%	48	10.3%
2005	8.0%	48	10.7%
2006	8.4%	48	10.6%

March 17, 2006

Honeywell Chooses New Castle for Data Center

Up to 100 High-Paying Jobs will be available

GOVERNOR MINNER AND COUNTY EXECUTIVE COONS ANNOUNCE AIR LIQUIDE TO LOCATE IN GLASGOW

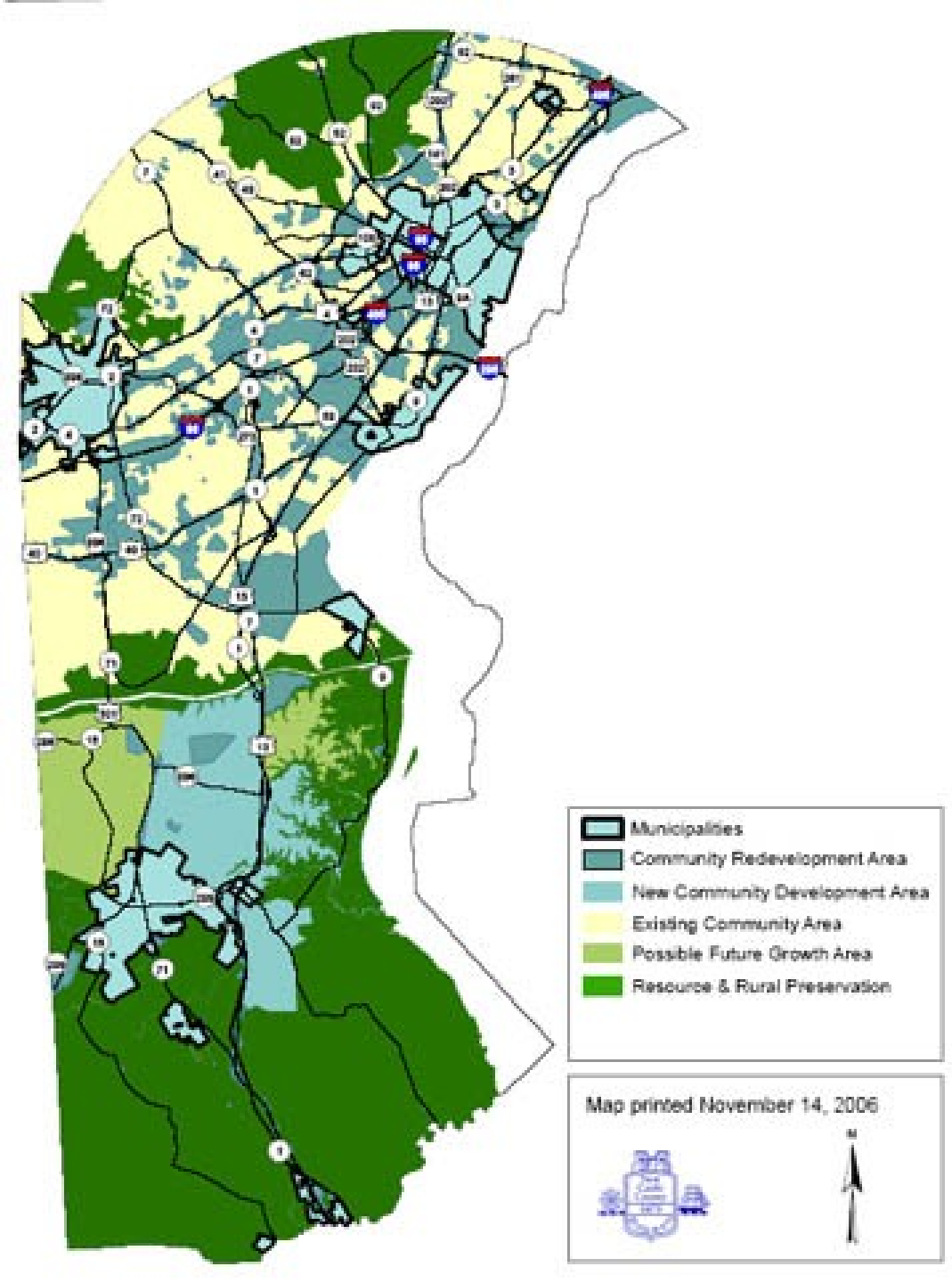
'New Air Liquide Research and Development Center opened in Fall 2006 with 160 researchers'

AIR LIQUIDE

GOVERNOR MINNER AND COUNTY EXECUTIVE COONS DEDICATE HERCULES PAPER APPLICATIONS LABORATORY IN PIKE CREEK

Fall 2006

HERCULES

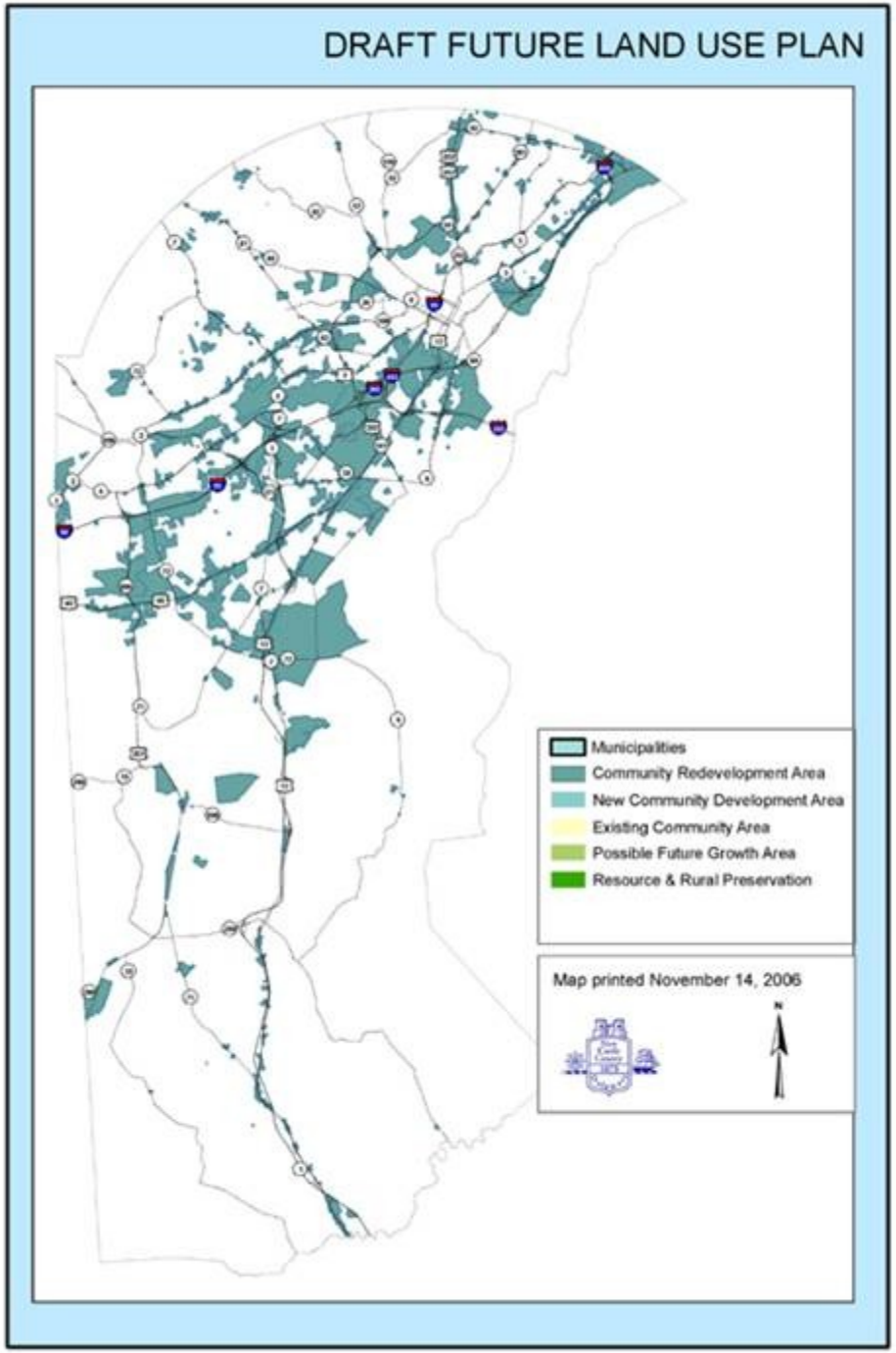


60% of new development north of the C&D Canal

- 91% of existing population
- 97% of current jobs
- Existing infrastructure

40% south of the C&D

- Planned growth
- Sewer and transportation infrastructure expansions
- Existing development in MOT area



COMMUNITY REDEVELOPMENT AREAS

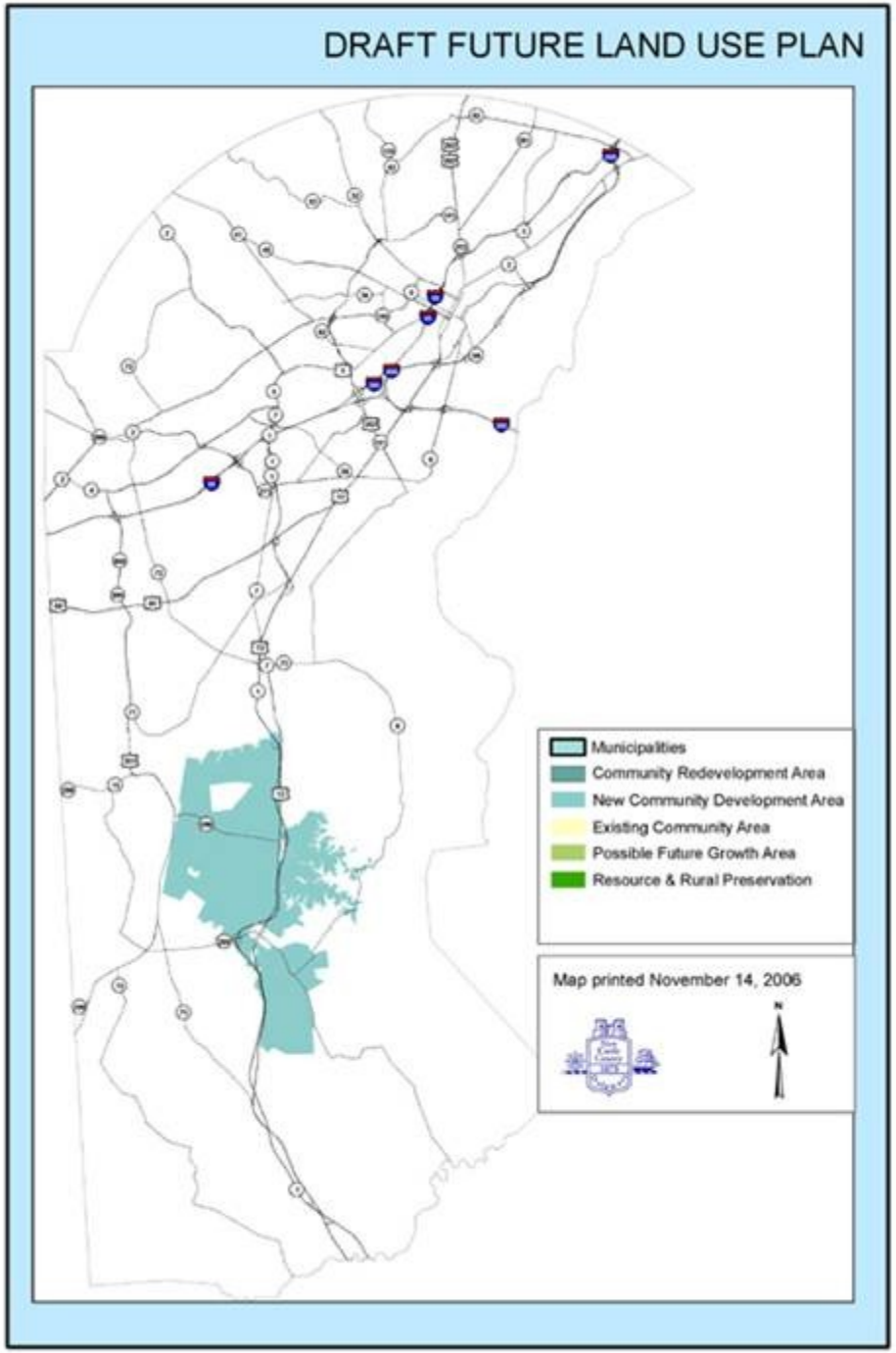
(properties that are currently non-residential and apartments)

Encourage new centers of housing, business and mixed uses

Promote redevelopment of existing properties

Provide incentives for High Tech & Small Business

Create greater densities and housing diversity.



NEW COMMUNITY DEVELOPMENT AREA

Encourage new development in areas where new infrastructure is planned.

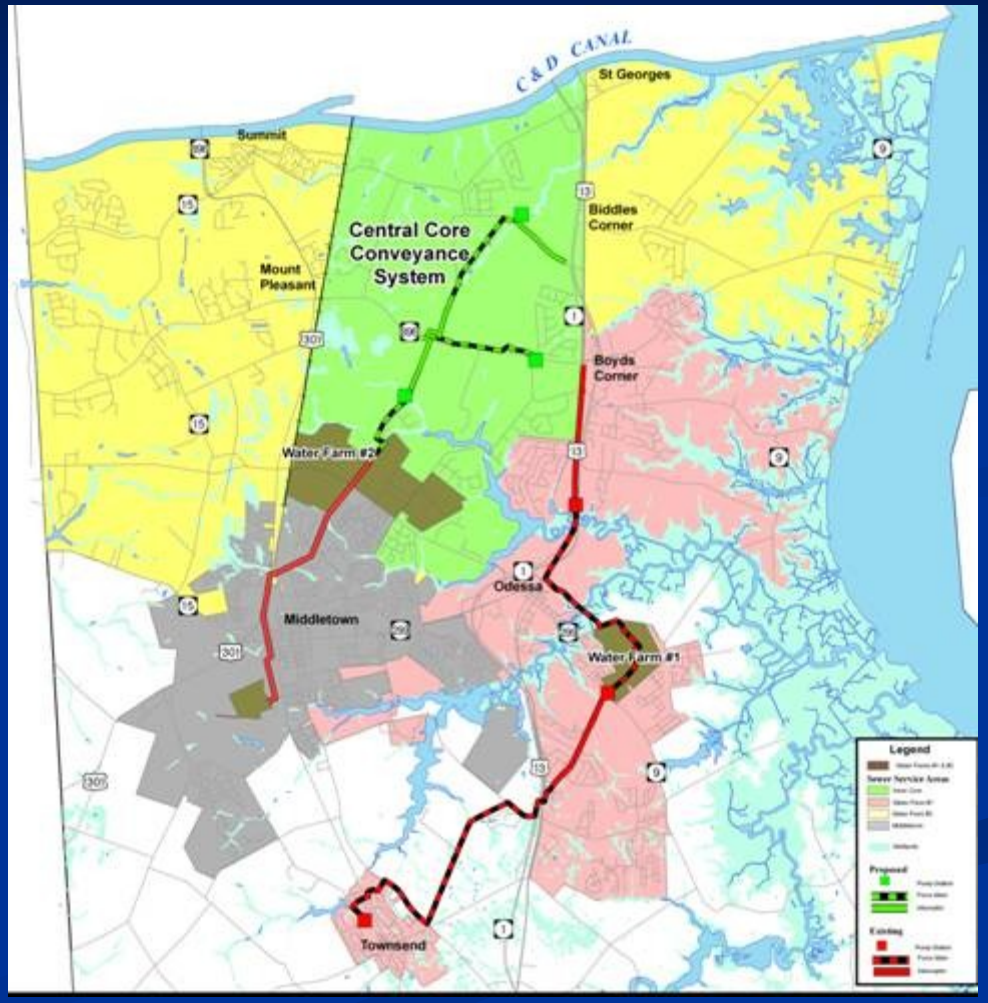
Accommodate 36% of residential development in Southern NCC

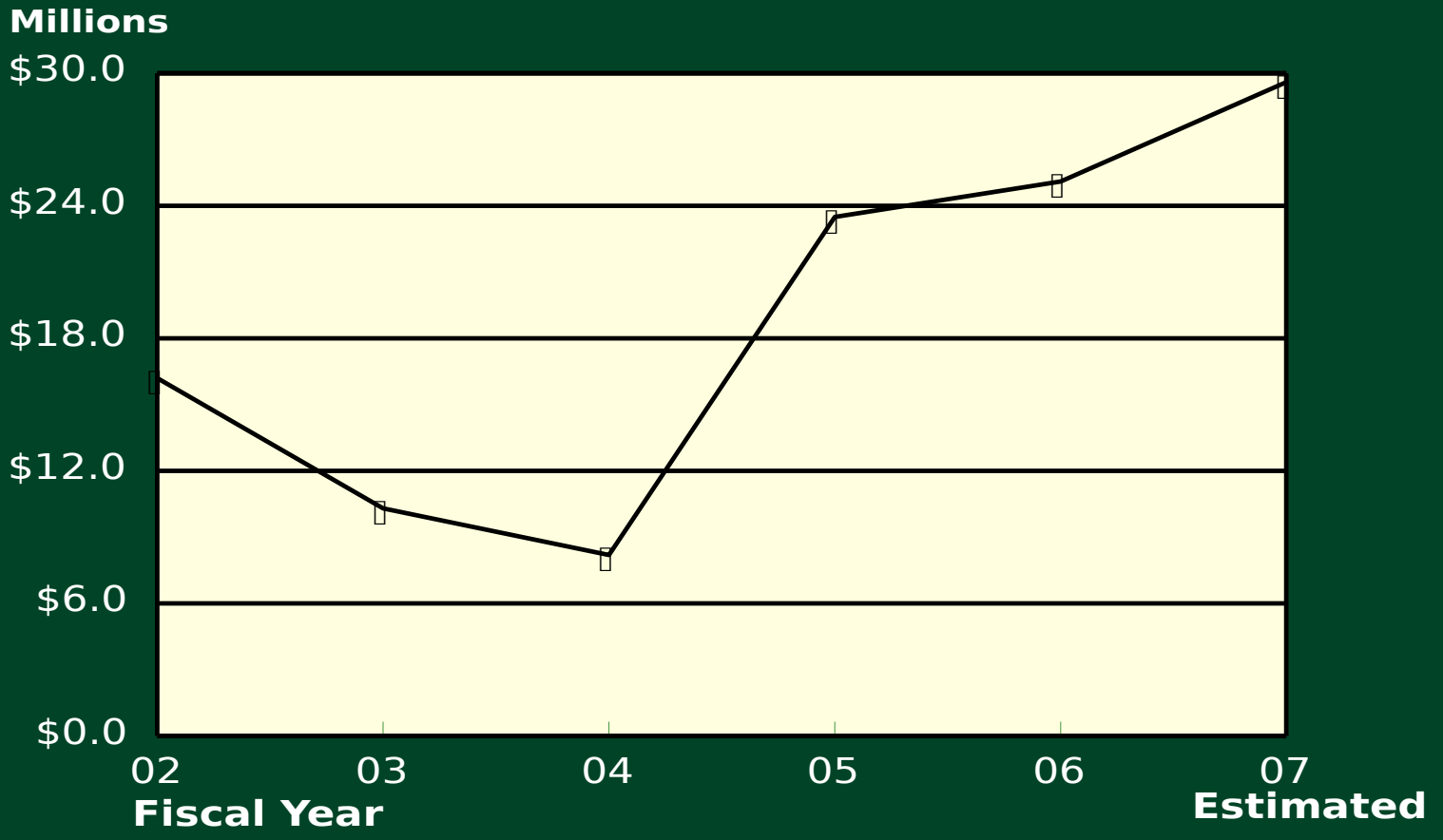
Prepare a Southern NCC master plan

Encourage mixed uses and increased employment opportunities

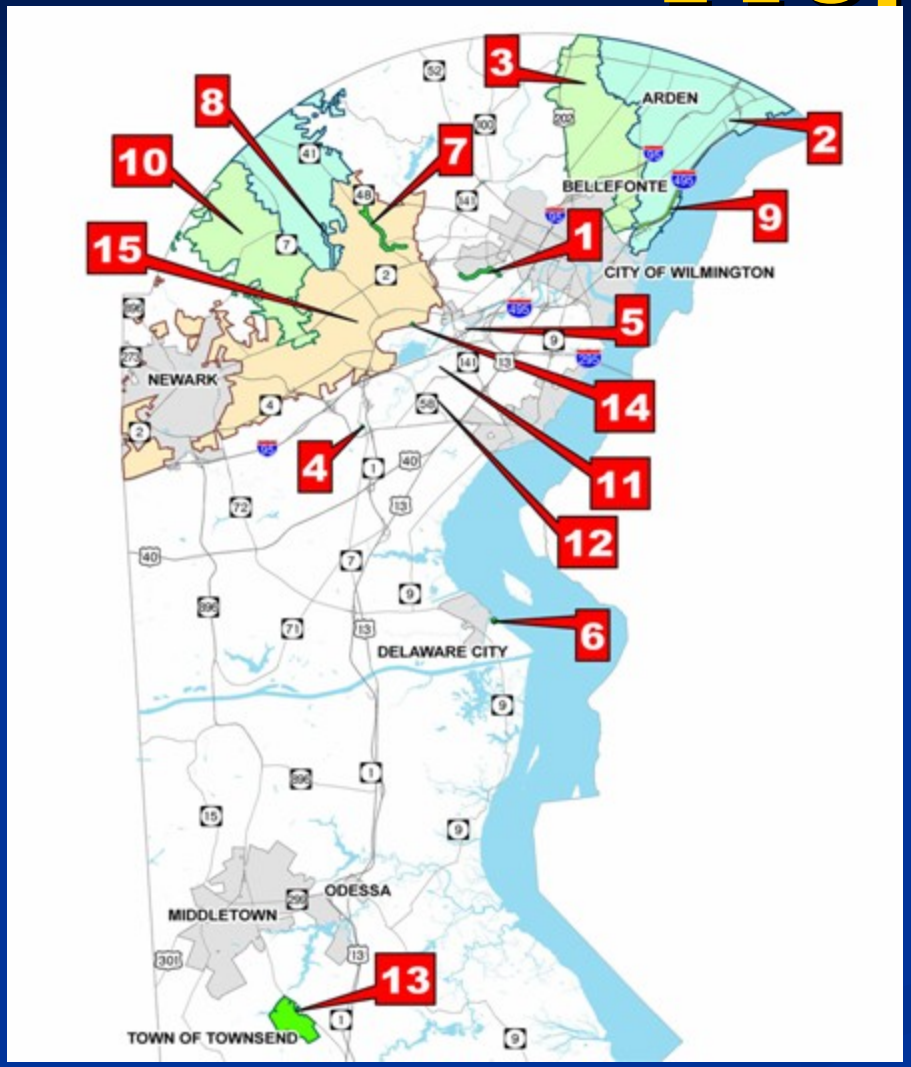
Southern Sewer

- Developments that will connect to the Central Core transmission system (green area)
- Developments currently planned to be serviced by Water Farm #1 (pink area)




Sewer and Stormwater
Expenditure Activity for 6 Years
Millions
$30.0
$24.0
$18.0
$12.0
$6.0
$0.0
02
03
04
05
06
07
Fiscal Year
Estimated

FY2007 Sewer/Stormwater Projects



1) Boxwood Road Sanitary Sewer Improvements
2) Brandywine Hundred North Rehabilitation
3) Brandywine Hundred South Rehabilitation
4) Christiana Pump Station Upgrade
5) Christiana River Force Main
6) Delaware City Treatment Plant Rehabilitation
7) Hyde Run Relief
8) Mill Creek Interceptor Relief
9) North Delaware Interceptor Relief
10) Pike Creek Improvements
11) Septage Receiving Station Upgrade
12) Special Services Complex
13) Townsend Pipe & Manhole Rehabilitation
14) White Clay Creek Pump Station Rehabilitation
15) White Clay Sewer Basin Rehabilitation

“Getting Around”

Educational Excellence

- The University of Delaware/Newark, DE is the closest major university to APG (± 30 miles)
- Six NCC public high schools recognized for educational excellence by Newsweek
- Delaware ranks #2 in percentage increase of students receiving a 3 or higher in AP exams
- Delaware students can receive a 2-yea SEED Scholarship to attend Del Tech

"The Business Destination"

- Delaware is 1 of 2 states to receive straight A's in performance, business vitality and development capacity – 2007 Council on Enterprise Development
- Delaware has the forth highest concentration of scientists and engineers in the US – 2007 Kauffman Foundation
- Delaware has invested $54M in NCC businesses which has produced $11B private sector investment and 16,000 new jobs since 2005 - 2007 Delaware Economic Development Office

Economic Development
High-Tech / Bio-Tech Incentives

- Create a Research and Technology Overlay District (RTD)
- Density bonus for RTD
  - Limited to CR, OR, BP, I, or HI zones
  - Must create 50 jobs
  - Reduce landscaping surface ratio
- TIS to DelDOT standard
- Developments adhere to Design Guidelines
- Expedited Permitting Program